

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF WISCONSIN**

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In re:

WALTER NOBLE and  
ELIZABETH NOBLE,

Debtors.

Case No. 13-36020  
Chapter 11

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**NOTICE OF MOTION AND MOTION TO SHORTEN NOTICE OF  
MOTION TO SELL PROPERTY OF THE ESTATE, FREE  
AND CLEAR OF LIENS, WITH LIENS ATTACHING TO THE PROCEEDS,  
PURSUANT TO 11 U.S.C. § 363(b)**

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PLEASE TAKE NOTICE that the Debtors, Walter Noble and Elizabeth Noble, by their attorneys, Steinhilber, Swanson & Resop, by Attorney Claire Ann Resop, filed a Motion to Sell Property of the Estate, Free and Clear of Liens, With Liens Attaching to the Proceeds, Pursuant to 11 U.S.C. § 363(b), (the "Motion to Sell Property"), a copy of which is attached hereto, and hereby move to limit notice of said Motion to Sell Property to 7 days' notice, rather than the standard 21 days' notice, and requiring any objection to said Motion to Sell Property be received by May 7, 2014. The reasons for this are as follows:

1. Debtors received an Offer to Purchase from Bruce Walker for purchase of property described as: (a) 21721 Plank Road, Burlington, Wisconsin consisting of 151.97 acres, parcel no. 006 032013010000; (b) 26720 Plank Road, Burlington, Wisconsin consisting of 40.0 acres, parcel no. 006 032013011000; and (c) 26820 Plank Road, Burlington, Wisconsin consisting of 2.5 acres, parcel no. 006 032017014001 (collectively the "Property") to Bruce Walker, or his assigns, for the purchase price of One Million Five Hundred Fifty-Two Thousand (\$1,552,000.00).
2. The sale needs to be completed as soon as possible since the manure pit on the dairy farm is overflowing and has been overflowing for a number of weeks. This raises the specter of contamination to wells both on and off the premises.

Drafted by:  
Claire Ann Resop  
Steinhilber, Swanson & Resop  
122 W. Washington Ave., #850  
Madison, WI 53703  
Tel: 608-630-8990 / Fax: 608-630-8991  
cresop@swansonresop.com

3. This manure needs to be properly disposed of, and then the spring tillage work and fertilizer application need to be completed before planting can commence.
4. The UW Extension office advocates for corn to be planted in the southern part of Wisconsin before May 15<sup>th</sup> each year to generate the best outcome for a corn yield. Each day that the corn is planted after May 15<sup>th</sup> typically reduces the yield by one bushel, or more per acre, with that decrease in yield growing the later in May that the corn is planted. Financing has been secured to allow this transaction to occur as soon as possible after approval of the United States Bankruptcy Court.

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in the bankruptcy case. If you do not have an attorney, you may wish to consult one.**

If you do not want the Court to grant the Debtors' Motion to Shorten Notice, or if you want the Court to consider your views on the matter, then no later than 7 days from the date of this Motion, you or your attorney must:

1. File with the Court a written objection at:

Clerk of the U. S. Bankruptcy Court  
Room 126, Federal Courthouse  
517 E. Wisconsin Avenue  
Milwaukee, WI 53202

If you mail your objection to the Court for filing, you must mail it early enough so the Court will receive it on or before the date stated above.

2. You must also mail a copy to:

Office of the U. S. Trustee  
517 E. Wisconsin Ave., Rm 430  
Milwaukee, WI 53202


Attorney Claire Ann Resop  
Steinhilber, Swanson & Resop  
122 W. Washington Ave., #850  
Madison, WI 53703

Any objection should state briefly the grounds for such objection and request a hearing date. Unless a written request for hearing is filed with the Court and copies mailed as instructed above,

on or before the date indicated above, an order will be entered granting the relief requested in this Motion Debtors' Motion to Shorten Notice.

Dated this 30<sup>th</sup> day of April, 2014.

STEINHILBER, SWANSON & RESOP

By:   
Attorney Claire Ann Resop, #1020942  
Attorney for the Debtors  
122 W. Washington Ave., #850  
Madison, WI 53703  
Tel: (608) 630-8990; Fax: (608) 630-8991

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF WISCONSIN**

---

In re:

Walter Noble  
Elizabeth Noble

Case No. 13-36020

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**AFFIDAVIT IN SUPPORT OF MOTION FOR EXPEDITED HEARING ON  
SECTION 363 MOTION OF WALTER NOBLE**

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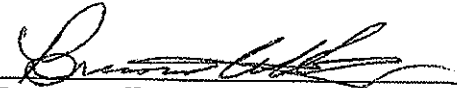
State of Wisconsin            )  
                                      ) ss  
County of Columbia         )

Bruce Walker, being duly sworn under oath, states as follows:

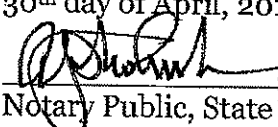
1. I am an adult resident of the State of Wisconsin and have been actively involved in farming my entire life.
2. I am currently operating a large dairy known as Lakeview Dairy, LLC in Dodge County, Wisconsin.
3. I have submitted an Offer to purchase the Walter Noble Dairy for a net sum of \$1,477,000. Financing has been secured to allow this transaction to occur as soon as possible after approval of the United States Bankruptcy Court.
4. The sale needs to be completed as soon as possible since the manure pit on the dairy farm is overflowing and has been overflowing for a number of weeks. This raises the specter of contamination to wells both on and off the premises.
5. I have had to lower my initial proposed offer to purchase by \$48,000 due to pipes in the dairy facility freezing and breaking during the severe winter Wisconsin has just experienced and of course, the overflowing manure pit. My Offer is an "as is, where is" purchase, and delaying the sale will only cause the dairy facility to deteriorate further.
6. This manure needs to be properly disposed of, and then the spring tillage work and fertilizer application need to be completed before planting can commence.

7. The UW Extension office advocates for corn to be planted in the southern part of Wisconsin before May 15<sup>th</sup> each year to generate the best outcome for a corn yield. Each day that the corn is planted after May 15<sup>th</sup> typically reduces the yield by one bushel, or more per acre, with that decrease in yield growing the later in May that the corn is planted.
8. I am filing this Affidavit in Support of Walter Noble's Motion for an expedited hearing on his 363 Motion filed with the United States Bankruptcy Court for the Eastern District of Wisconsin.

**DATED:** This 30<sup>th</sup> day of April, 2014.

  
Bruce Walker

Subscribed and sworn to before me this  
30<sup>th</sup> day of April, 2014.

  
Notary Public, State of Wisconsin  
My commission is permanent.

**STROHSCHN & GREEN**

1132 Park Avenue  
P.O. Box 440  
Columbus, WI 53925  
(920)623-2710  
(920)623-2714 (fax)

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF WISCONSIN**

---

In re:

WALTER NOBLE and  
ELIZABETH NOBLE,

Case No. 13-36020  
Chapter 11

Debtors.

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**CERTIFICATE OF SERVICE FOR  
NOTICE AND MOTION TO SHORTEN NOTICE**

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STATE OF WISCONSIN     )  
                                      )     SS  
DANE COUNTY             )

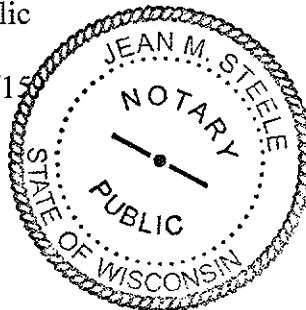
Margaret C. Steele, being first duly sworn, on oath deposes and says that she is an assistant with Steinhilber, Swanson & Resop, and that on April 30, 2014, she mailed a true copy of the *Notice and Motion to Shorten Notice* in the above matter (related to the notice period of the *Motion to Sell Property of the Estate, Free and Clear of Liens, With Liens Attaching to the Proceeds, Pursuant to 11 U.S.C. § 363(b)*) by regular mail, securely enclosed in an envelope with postage paid thereon, unless otherwise noted as receiving notice via ECF, and addressed to the following:

Per Attached Mailing Matrix

  
\_\_\_\_\_  
Margaret C. Steele

Subscribed and sworn to before me  
this 30<sup>th</sup> day of April, 2014.

  
\_\_\_\_\_  
Jean M. Steele, Notary Public  
State of Wisconsin  
My commission exp: 2/22/15



Drafted by:  
Claire Ann Resop  
Steinhilber, Swanson & Resop  
122 W. Washington Ave., #850  
Madison, WI 53703  
Tel: 608-630-8990 / Fax: 608-630-8991  
cresop@swansonresop.com

Label Matrix for local noticing  
0757-2  
Case 13-36020-gmh  
Eastern District of Wisconsin  
Milwaukee  
Wed Apr 30 11:03:16 CDT 2014

Attorney David M. Pelletier  
Axley Brynerson LLP  
2 E Mifflin St Ste 200  
PO Box 1767  
Madison, WI 53701-1767

City of Milwaukee  
Violations Bureau  
P.O. Box 346  
Milwaukee, WI 53201-0346

Racine County  
730 Wisconsin Ave  
Racine, WI 53403-1269

(p)US BANK  
PO BOX 5229  
CINCINNATI OH 45201-5229

Wisconsin Department of Revenue  
ATTN: Bankruptcy Unit, MS 5-144  
P.O. Box 8901  
Madison, WI 53708-8901

Elizabeth Noble  
26820 Plank Rd.  
Burlington, WI 53105-7940

Steinhilber, Swanson, Meras, Marone & McDerm  
122 W. Washington Ave, Suite 850  
Madison, WI 53703-2732

Attorney Patricia M. Gibeault  
Axley Brynerson LLP  
2 E Mifflin St Ste 200  
PO Box 1767  
Madison, WI 53701-1767

Office of the U. S. Trustee  
517 East Wisconsin Ave.  
Room 430  
Milwaukee, WI 53202-4510

Talmer Bank & Trust  
400 Milwaukee Ave.  
Burlington, WI 53105-1231

United States Treasury  
Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Wisconsin Dept. of Workforce Development  
Division of Unemployment Insurance  
P.O. Box 8914  
Madison, WI 53708-8914

Walter Noble  
26820 Plank Rd.  
Burlington, WI 53105-7940

Talmer Bank and Trust  
c/o Axley Brynerson, LLP  
2 East Mifflin St., Ste 200  
Post Office Box 1767  
Madison, WI 53701-1767

Citibank/ Sears  
PO box 6241  
Sioux Falls, SD 57117-6241

(p)PORTFOLIO RECOVERY ASSOCIATES LLC  
PO BOX 41067  
NORFOLK VA 23541-1067

Talmer Bank and Trust  
c/o David M. Pelletier, Esq.  
Axley Brynerson, LLP  
P O Box 1767  
Madison, WI 53701-1767

United States Trustee-Eastern District  
Federal Courthouse  
517 East Wisconsin Avenue  
Room 430  
Milwaukee, WI 53202-4510

Claire Ann Resop  
Steinhilber, Swanson & Resop  
122 West Washington Avenue  
Suite 850  
Madison, WI 53703-2732

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified  
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Portfolio Recovery Associates, LLC  
POB 41067  
Norfolk VA 23541

US Bank  
PO Box 790408  
Saint Louis, MO 63179-0408

End of Label Matrix  
Mailable recipients 19  
Bypassed recipients 0  
Total 19